

**SPECIAL MEETING  
BOARD OF MAYOR AND ALDERMEN  
(PUBLIC HEARING)**

**August 27, 2002**

**6:00 PM**

Mayor Baines called the meeting to order.

Mayor Baines called for the Pledge of Allegiance, this function being led Alderman DeVries.

A moment of silent prayer is observed.

The Clerk called the roll.

Present: Aldermen Gatsas, Guinta, Sysyn, Osborne, Pinard, Lopez, Shea,  
DeVries, and Thibault

Absent: Aldermen Wihby, O'Neil, Garrity, Smith and Forest

Mayor Baines advised that the purpose of the public hearing is to hear those wishing to speak with regard to consideration of the public need and necessity for the use of eminent domain to acquire properties located at 2956 Brown Avenue and Lot Number 683-10, Brown Avenue, which are needed in order to proceed with construction related to the new Airport entrance roadway; that the Airport Director shall be required to make a presentation following which those wishing to speak will be heard; that anyone wishing to speak must first step to the nearest microphone when recognized, recite his/her name and address in a clear, loud voice for the record; that each person will be given only one opportunity to speak and any questions must be directed to the Chair.

Mayor Baines requested that Kevin Dillon, Airport Director, make a presentation.

Mr. Dillon stated I just wanted to refer to this drawing very quickly and then we will drop it down. I know it is a little bit awkward to be standing in front of and behind this. What we are asking you for tonight is a finding of public need and necessity for the taking of two pieces of property on 2956 Brown Avenue and the other is Lot 683-10. I am pleased to report that we have reached a tentative agreement with the owner of Lot 683-10 this afternoon. We are progressing with the request for a finding of public need in case that deal falls through but we do feel confident that we have reached a final agreement on that piece of property. Again this is a project that you have heard about quite a bit over the past year. This is the widening of Brown Avenue. As you know, today Brown Avenue is two lanes in

each direction from 293 down to Goffs Falls Road where it narrows down to three lanes – one lane in each direction and a common turning lane. The Airport is working in conjunction with the City Highway Department to widen from Goffs Falls Road down to our new Airport entrance. The project is really two phases. One phase that the Airport will be undertaking. We are doing the actual construction work and all of the home acquisitions from Cohas Brook south. We are making major improvements to the Airport intersection of Brown Avenue and Airport Road, which will carry us through well into the future in terms of the access needs that we need at the Airport. The City Highway Department will actually do the construction work from Cohas Brook north and the Airport has agreed to make the property acquisitions to facilitate the work that they are doing. We need this improvement because the Airport last year handled 3.2 million passengers. By the Year 2010 it is estimated that we will be handling at least 5 to 7 million passengers at the Airport. Even though the State access road seems to be on its way to progressing into design, even if that moves forward tomorrow, it would not come on line until 2006 so there certainly is a need to improve access to the Airport between now and that timeframe and with the growth that the Airport anticipates in the future, Brown Avenue will always serve as a primary entrance to the Airport. Anyone coming from the East and certain sections from the South will always use Brown Avenue, notwithstanding the creation of the State access road. I think at this point...let me drop this down so folks can...

Alderman Thibault asked could you show us where that property that you haven't got a deal on yet is.

Mr. Dillon answered the one that we don't have a deal on is 2956 Brown Avenue and it is in this location here. I am going to ask Jim Chilton from Edwards & Kelsey to talk about the specifics of each piece of property as to why we need those particular pieces.

Mr. Jim Chilton stated what I would like to do is just highlight the two properties that we are discussing tonight on an aerial photo. The 2956 is right in this area here. Just to give you a reference, the current Airport entrance is right here on Brown Avenue. The other property that Kevin mentioned they have tentative agreement on is a little further to the north, right in this area. This is Brown Avenue. Does anybody have any questions on where the two properties are? 2956 is the property that Kevin alluded to that there is not any type of agreement on at this point in time. It is approximately 14,000 square feet in size. We do not have a boundary survey on it. This is put together based on a tax map. The area that we need is shaded in red for the new road. The new road is being widened, as Kevin mentioned. A fourth lane will be added in this area and it is being pushed over slightly to align with the bridge improvement that is in this area here. Again we need about a 22-foot swath through here to fit the road in, get the sidewalk in a leave a small grass panel for utilities behind the sidewalk through here. As you can see, the new right-of-way will run right through the existing structure.

Alderman Gatsas asked that 22-foot right-of-way that you need, we are taking the entire 14,000 square feet.

Mr. Dillon answered at this point we have proposed to both property owners to take the complete lot. There is a possibility that we could take less than the complete lot, however, some of the offers that we put on the table we have not gotten responses back to so we have not been able to progress the discussion. We have a policy at the Airport that if we impact any piece of property, even for one square inch, we will offer to take the entire parcel but we have not been able to progress the discussion beyond the actual taking need.

Alderman Gatsas asked the remaining portion of the land at that time was landbanked by the Airport I assume.

Mr. Dillon answered in those instances where we do acquire more than we actually need, yes, it is landbanked and held by the Airport. At some point we try to work with adjacent land owners to see if they are interested in purchasing the property because we certainly don't want to be land owners of property that is essentially useless to the Airport. Yes, we would be holding on to the excess property.

Alderman Gatsas stated let me give you a hypothetical. Let's assume that we paid \$50,000 for the entire parcel and once it was taken down the appraisal, because of Brown Avenue and I don't know what the zoning there is...is it zoned residential?

Mr. Dillon answered yes.

Alderman Gatsas stated okay I was assuming that it might be zoned commercial and the value at that point would increase because the building might not have been worth what the vacant lot was.

Mr. Dillon replied it really doesn't become an issue at this point. There are certain folks in that area who have asked for commercial rezoning but in all of the meetings that we have had with the community, the majority of the community wishes the zoning in that area to stay residential.

Mr. Chilton stated the other piece of property is the one that Kevin mentioned the Airport has a tentative agreement on. It is a vacant piece of property just under half an acre in size. This is the portion of Brown Avenue that the City will be undertaking as their part of the road project and, again, the Airport is acquiring the property for the City. Again, we need a 12' swath through here to add that fourth lane. There is also a green area you see here. It is very steep and falls off at about 50%. It drops from here back to the property about 20'. It is very steep. The City will need a slope easement and I have highlighted that in green here.

Mayor Baines called for those wishing to speak.

Ron G. Pelletier, 2971 Brown Avenue, Manchester stated:

I live across the street from the property at 2956. I spoke with Mr. Bush, Mr. Dillon's assistant, a few times today and we seem to be making some headway with this so I really don't have a lot to say. I just hope to part with this mess and move on. At this time I hope that things take their path and maybe we can come to terms with it.

Mayor Baines advised that all wishing to speak having been heard, the testimony presented will be taken under advisement and considered by the Board of Mayor and Aldermen.

This being a special meeting of the Board, no further business can be presented, and on motion of Alderman Thibault, duly seconded by Alderman Pinard it was voted to adjourn.

A True Record. Attest.

City Clerk